

Demographics and Resource Allocation

The Southwest Planning Area Existing Conditions Report (July 2000)

City and County staff completed the Southwest Planning Area Existing Conditions Report in July of 2000 which included detailed estimates of the existing total number of dwelling units in the area, the current population and the projected growth to 2020. These estimates were done prior to the release of the 2000 census data, therefore, were based on 1990 census data projections.

Original figures indicated a housing inventory make-up as shown in Table 4.2.1 (by the original subareas). There were a total number of 6,500 estimated housing units

Table 4.2.1 – Housing Inventory 2000 by Subarea (from the *Existing Conditions Report*)

	Mobile Homes	Apartment s	Duplexes/ Townhomes	S-F Detached	TOTAL UNITS
Cerrillos/Airport/ Rodeo (1)	1,270	702	179	679	2,830
Agua Fria (2)	575	48	62	495	1,180
Airport Corridor (3)	1,586	364	155	375	2,480
TOTAL UNITS	3,431	1,114	396	1,549	6,490
<i>% by housing type</i>	<i>53%</i>	<i>17%</i>	<i>6%</i>	<i>24%</i>	<i>100%</i>

for the SW Area, whereby manufactured housing/mobile homes comprised over half those units. Based on these housing units estimates (using a 2.42 persons per household multiplier with a .92 occupancy rate), the original population estimate for the year 2000 was approximately 14,500 persons.

Population projections for the year 2020 were also based on these original figures, as well as population projections done for the 1999 City General Plan. It was estimated that by the year 2020, the area would add approximately 1,915 dwelling units (30% increase), with a corresponding increase in population of nearly 4,700 persons, bringing the total estimated population to nearly 19,200 persons. Other than those areas in the General Plan that have future land uses designated, the projections were not based on projected uses, but on population trends.

Updated Demographics and Projected Development Buildout

With the release of the 2000 census data and with the completion of the proposed future land uses, city staff has revised the existing and projected housing unit and population estimates for the area by neighborhood planning area. Table 4.2.2. illustrates the revised existing housing unit and population estimates for the area. The revised numbers generally reflect an approximate 15% increase to the original figures. This is based on the larger percentage growth that actually occurred over the last ten years within that sector of the community.

Planning Area	Total Population	Total Housing Units
River Corridor	1,673	577
Western Area	6,002	2,131
Cerrillos Rd. Corridor	2,358	850
Central Area	4,940	1,751
Agua Fria THC	2,051	760
Southeastern Area	3,867	1,403
Southcentral Area	522	173
Total Area	21,413	7,645
Unincorporated Area	13,938	4,799

Table 4.2.3. Revised Housing Unit and Population Estimates for the SW Area

Planning staff then also recalculated the projected number of housing units based on proposed residential land uses within vacant lands. Included was also the projection of added commercial square footage based on the land use intensities and the corresponding water demands that would be generated as a result of both. The results are illustrated in Table 4.2.4. and they represent total future buildout (rather than year 2020). The revised land use projections represents an additional 1,400 housing units from the original 2020 projections.

Planning Area*	Added # of Housing Units	Added Commercial Square Feet	Added Water Demand
River Corridor	981	399,300	232.2
Western Area	252	364,700	83.3
Cerrillos Rd. Corridor	826	1,123,300	233.5
Central Area	777	200,000	228.5
Agua Fria THC	-	-	-
Southeastern Area	495	95,400	110.5
Southcentral Area	95	103,900	32.3
Totals	3,426	2,286,600	920.3

Table 4.2.4. Preliminary Land Use Plan Buildout Scenario

*Land Use/Development Assumptions:

1. RVLO develops at 2.5 units per acre, except River Corridor where RVLO/Agua Fria Area develops at 1 unit per 2.5 acres due to rural protection designations.
2. RLOW develops at 4.5 units per acre.
3. RMED develops at 9.0 units per acre.
4. RHIG develops at 20.0 units per acre.
5. CCOM, CBUS, CREG, COFF, CNEI, TMXU develop at .15 F.A.R., except Cerrillos Corridor where it is .20.
6. TMXU develops with RMED housing on half of the acres, and commercial development on the other half.

Water Demand Assumptions:

7. RVLO will use .25 afy per unit.
8. RLOW & RMED will use .20 afy per unit.
9. RHIG will use .21 afy per unit.
10. CCOM, CBUS, CREG, COFF & TMXU will use 0.6 afy per 10,000 sq. ft.
11. CNEI will use 1.5 afy per 10,000 sq. ft.
12. PARK will use 1.8 afy per acre.
13. POSP will not use any water.
14. INST will use 0.6 afy per 10,000 sq. ft. in office locations and 0.8 afy per 100 elementary students in Central Area

It should be noted that the projection "horizons" between the two future housing unit estimates differ. The original 1,900 housing unit projection was based on a 2020

planning horizon while the 3,400 housing unit projection is at area buildout. A straight-line growth projection rate would infer buildout to occur within 34 years. It may be assumed, however, that the rate of growth to buildout may begin to decrease—that the relatively high rate of growth that has occurred over the last ten years for the area is not likely to be sustained for several reasons. These include:

- *Increasing competition in housing supply within that sector of town.* Master planned communities such as Tierra Contenta, Rancho Viejo and, potentially, Los Soleras have and are providing an increasing amount of housing supply to that market area. What will have the greatest affect on development for the area will be the competition in supply for affordable units.
- *Less opportunity for the very large mobile home parks.* Many of the mobile home parks (MHP's) in that area came on line in a relatively short period of time. The current use of the special exception zoning that would allow for MHP construction has been reasonably exhausted. Mobile home areas may most likely develop as subdivisions in the future, which tend to buildout at a relatively slower rate and produce slightly lower densities overall.
- *Southwest Area as infill.* As the area moves toward buildout (currently between 38-41% vacant lands), remaining undeveloped tracts typically are smaller in size and can be more challenging to develop¹. This may contribute to the slowing rate at which development is likely to occur.
- *Changes in future water policy or water availability.* If certain changes in water policy are implemented, they may potentially spread growth out over a longer period of time. In addition, the supply or availability of water will ultimately affect the rate of growth. The rate of growth will ultimately depend on future water policy and availability. The proposed land uses may influence the future landscape, however, water policy will direct when development will actually occur.

Based on these assumptions, it may be assumed that the rate of growth over the last ten years will begin to decrease, and that buildout may occur possibly between 35 to 40 years.

With regard to future City water commitments, there are currently 6,181 housing units (out of the 7,625 units), or 81%, currently connected to the City water system. In contrast, 1,444 housing units are not regular customers of the city water system, including the Agua Fria THC of 760 units. The Agua Fria Community Water System (serving approximately 200 homes) is, however, connected to the City system and is able to receive water as a pass through. If the City were to annex the unincorporated areas excluding the Agua Fria THC, only 684 units out of the 4,039 units (17%) that would be subject to annexation are not currently city water utility customers.

¹ There are several factors that may contribute to this. They can include increasing traffic issues, neighborhood impact concerns, increase in land value as the area develops, remaining undeveloped tracts of land may be more constrained, etc...

